

Comparison Chart of Uses in the Existing and Proposed Commercial and Industrial Districts 8-8-05

Existing CL District	Existing CG District	New C District
<p style="text-align: center;"><i>Permitted By-Right</i></p> <p>Any of the uses identified in this Section, 16-1., which do not exceed 50,000 square feet in gross floor area:</p> <ul style="list-style-type: none"> - Stores for the retail sale of antiques; automobile supplies; artworks and supplies; books; cigars; clothing and apparel of any kind; dry goods; drugs; garden supplies; gifts; electrical goods and supplies; food and food products of any kind including production of bakery goods for retail sale in the same establishment, but not including the killing of poultry or any other livestock; furniture; household furnishings and decorator's supplies; hardware; luggage and leather goods; office supplies; optical goods; pets and pet supplies but not any veterinary service; photographic equipment and supplies; variety goods; toys; jewelry; liquor; music; stationery; newsstands; and other similar retail establishments. - Stores for the retail sale and/or repair of household appliances, musical instruments, and sporting goods. - Retail service stores and personal service shops such as barber shops; beauty parlors; shoe repair shops; tailor shops; laundromats; establishments for receiving and distributing articles for laundering or cleaning; blueprint, photostat, and similar reproduction establishments; and printing establishments not exceeding three thousand (3,000) square feet in gross area. 	<p style="text-align: center;"><i>Permitted By-Right</i></p> <ul style="list-style-type: none"> - Stores for the retail sale of antiques; automobile supplies; artworks and supplies; books; cigars; clothing and apparel of any kind; dry goods; drugs; garden supplies; gifts; electrical goods and supplies; food and food products of any kind including production of bakery goods for retail sale in the same establishment, but not including the killing of poultry or any other livestock; furniture; household furnishings and decorator's supplies; ...office supplies; optical goods;; and other similar retail establishments. - Stores for the retail sale and/or repair of household appliances, musical instruments, and sporting goods. - Retail service stores and personal service shops such as barber shops; beauty parlors; shoe repair shops; tailor shops; hand laundries; laundromats; establishments for receiving and distributing articles for laundering or cleaning; and blueprint, photostat, & printing establishments. - Office for business or professional use. - Banks and other financial institutions. - Restaurants. - Real Estate Offices. - Clinics. - Cleaning and pressing establishments. - Studios and trade schools. - Vending machines and laundromats. - Commercial nurseries and greenhouses. - Lawn and garden equipment. - Broadcasting stations. - Non-fee parking lots or structures. - Hotels and motels with appurtenant restaurants. - Automobile sales, truck sales and service repair garages, automobile body shops, and tire recapping and retreading. - Car Washes. 	<p style="text-align: center;"><i>Permitted By-Right</i></p> <p>Any of the following uses provided that no one-business establishment exceeds 50,000 square feet of gross floor area on the lot or on the tract.</p> <ul style="list-style-type: none"> - Accessory uses customarily incidental to these uses. - <u>Apartments located above ground floor or office uses</u> [moved from SUP] - Banks and other financial institutions. - Broadcasting stations. - Churches - Clinics - Cleaning and pressing shops - Community buildings. - <u>Convenience store</u>. [moved from SUP] - <u>Funeral Homes</u>. [moved from SUP] - <u>Health and Fitness Facilities</u> - <u>Hotels and motels</u> [moved from SUP] - Household Pet Grooming - <u>Institutional uses</u>. - Lawn and garden equipment. - <u>Lumber and building supply with no undercover storage</u>. [lumber with outside storage remains SUP] - Non-fee parking lots and structures. - Off-street parking subject to Article 7. - Offices for business or professional use. - Open space subject to Article 9. - Restaurants <u>without drive-through facilities</u> - <u>Retail Sales</u> - <u>Personal Services</u> - <u>Service stations with no outside car vehicle storage and without vehicle repair</u> [moved from SUP]

Existing CL District (cont'd)
Permitted By-Right (cont'd)

- Offices for business or professional use.
- Restaurants, including drive-thru restaurants.
- Banks and other financial institutions.
- Clinics - outpatient care only.
- Cleaning and pressing shops limited to six (6) pressing machines, and four (4) dry cleaning machines.
- Studios and trade schools.
- Vending machines.
- Broadcasting stations.
- Non-fee parking lots.
- Public buildings.
- Churches and community buildings.
- Signs subject to Article 25.
- Off-street parking subject to Article 24.
- Open space subject to Article 23.
- Accessory uses customarily incidental to these uses.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water sewer service, but not those facilities listed as requiring a special use permit.
- Real Estate offices.
- Household Pet Grooming (amended by Council 2/13/96)

Existing CG District (cont'd)
Permitted By-Right (cont'd)

- Veterinary hospitals.
- Milk and soft drink distribution stations.
- Farm equipment, motorcycle, boat, and sport trailer sales and service.
- Service stations
- Lumber and building supply with undercover storage.
- Plumbing and electrical supply with undercover storage.
- Cabinet, upholstery, and furniture shops.
- Taxidermist.
- Grain and feed supply stores.
- Frozen food lockers.
- Commercial recreational establishments.
- Funeral Homes.
- Theaters.
- Public buildings.
- Signs subject to Article 25.
- Off-street parking subject to Article 24.
- Open space subject to Article 23.
- Accessory uses customarily incidental to these uses.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.
- Household Pet Grooming.
- Home and Commercial Retail Establishments (All outdoor storage shall be enclosed by a fence, wall, or landscaping adequate to conceal the storage area and its contents from any adjacent property.)

New C District (cont'd)
Permitted By-Right (cont'd)

- Signs subject to Article 6.
- Studios and trade schools.
- Taxidermist. *[moved from SUP]*
- Trade school, studio
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water sewer service, but not those facilities listed as requiring a special use permit.
- Vending machines and Laundromats

Existing CL District (cont'd)
Permissible By SUP

- Commercial parking lots and garages.
- Service stations with no outside car storage, which may include a self-service car wash as an accessory use.
- Hotels and motels with appurtenant restaurants.
- Funeral Homes.
- Taxicabs stands.
- Clubs, lodges, and assembly halls.
- Commercial recreational establishments.
- Commercial nurseries and greenhouses.
- Child care centers (amended by Council 4/7/87).
- Theaters.
- Transportation facilities such as bus terminals, and railroad stations.
- Printing establishments.
- Dwelling unit of caretaker or night watchman.
- Temporary fair and show grounds.
- Apartments or dwellings for the elderly and handicapped on separate assigned parcels and designed to meet the standards of the RMF Residential Multifamily District, or similar apartments or dwellings designed as an integral part of a building or group of buildings containing offices, retail, or commercial uses.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Active & passive recreation and rec facilities.
- Veterinary hospitals (amended by TC 7/11/95)
- Any use permitted in 16-1.1, 50,000 sq ft or greater in gross floor area. (Amended by TC 5/14/96)

Existing CG District (cont'd)
Permissible By SUP

- Commercial parking lots and garages.
- Taxicab stands.
- Clubs, lodges, and assembly halls.
- Transportation facilities such as bus terminals, and railroad stations.
- Animal kennels.
- Outdoor theaters.
- Heliports.
- Monument sales.
- Farmers markets.
- Crematories.
- Carnivals, fairs, and other similar uses of a temporary nature.
- Wholesale establishments but not warehouses generally.
- Self-service storage compartments commonly known as mini-warehouses.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Child care centers (amended by Council 4/7/87).
- Active and passive recreation and recreational facilities.
- Transitional housing (Amended by Council 5/14/96)

New C District (cont'd)
Permissible By SUP

- Any use listed as permitted by right in Section 3-4.10.2 that exceeds 50,000 sq ft of gross floor area
 - Car Washes
 - Car wash, Self-service
 - Carnivals, fairs, and other similar uses of a temporary nature
 - Day care centers
 - Clubs, lodges, and assembly halls
 - Crematories
 - Farmers markets
 - Frozen food lockers.
 - Grain and feed supply stores
 - Lumber and building supply with undercover storage
 - Monument sales
 - Plumbing and electrical supply w/ undercover storage
 - Taxicabs *stands*
 - Temporary fair and show grounds
 - Theaters [indoor]
 - Veterinary hospitals
 - Wholesale establishments but not warehouses generally
- Note: Self-storage mini-warehouses – are in LI district*
- Active and passive recreation and recreational facilities
 - Animal kennels [*put back in as SUP, as originally in CG district*]
 - Automobile sales, truck sales and service repair garage automobile body shops, and tire recapping and retreading
 - Commercial parking lots & garages
 - Commercial recreational establishments
 - Drive-through service facility of any kind
 - Farm equip., motorcycle, boat, & sport trailer sales and service
 - Heliports
 - Restaurant w/ drive-through facility
 - Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, ... and accessory buildings
 - Transitional housing

Existing IL District	Existing IG District	New I District
<p style="text-align: center;"><i>Permitted By-Right</i></p> <p>Retail and service establishments as follows:</p> <ul style="list-style-type: none"> - Banks and savings and loan offices. - Business and office supply establishments. - Clinics, medical or dental. - Employment service or agency. - Janitorial service establishment. - Offices and office buildings, studios and the like, business, professional, or administrative. - Restaurant or cafeteria, drive-thru or otherwise. - Security service office or station. - Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use. - Active and Passive Recreation and Recreational Facilities. <p>Generally those light manufacturing uses similar to those listed below which do not create any more danger ... than that which is generally associated with light industries of the types specifically permitted below:</p> <ul style="list-style-type: none"> - Manufacture or assembly of spacecraft or component parts; medical and dental equipment; drafting, optical, and musical instruments; watches; clocks; toys; games; electrical or electronic apparatus; and communication equipment. - Manufacture or assembly of boats; boat trailers; bolts; buttons; nuts, screws, and rivets; firearms; photographic and metering equipment; electrical appliances; tools, dies, machinery, and hardware products; sheet-metal products; heating, cooling, and ventilating equipment; and vitreous enameled products. 	<p style="text-align: center;"><i>Permitted By-Right</i></p> <ul style="list-style-type: none"> - Establishments for scientific research and scientific development which operation is conducted entirely within a closed structure. - Establishments for limited manufacturing and product fabrication of products from the previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber,, and paint. - Establishments for the assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also, the manufacture of small parts such as coils, condensers, transformers, and crystal holders. - Laboratories – pharmaceutical and/or medical. - Manufacture of musical instruments, toys, novelties, and rubber and metal stamps. - Cabinet, furniture, and upholstery shops. - Office buildings. - Furniture moving and storage. - Truck terminals. - Warehouses. - Contractors offices and warehouses. - Public buildings. - Accessory buildings. - Signs subject to Article 25. - Off-street parking and loading subject to Article 24. - Open space subject to Article 23. - Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, ..., but not those facilities listed as requiring a special use permit. - Active & Passive Recreation and Rec. Facilities 	<p style="text-align: center;"><i>Permitted By-Right</i></p> <ul style="list-style-type: none"> - Accessory buildings - Active and Passive Recreation and Recreational Facilities - Banks and savings and loan offices - Broadcasting studios and offices - Business and office supply establishments - Cabinet, upholstery, and furniture shops. <i>[moved from C District]</i> - Cafeteria or snack bar for employees - Clinics, medical or dental - Commercial uses constituting up to 15% of permitted building area - Conference Centers - Contractor's office and warehouse without outdoor storage - Crematory <i>[added from SUP in old CG district]</i> - Dwellings for resident watchmen & caretakers employed on premises - Employment service or agency - Flex Industrial uses - Health and Fitness Facilities - Institutional buildings - Janitorial service establishment - Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, ...than that which is generally associated with light industries - Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines

Existing IL District (cont'd)
Permitted by-right (cont'd)

- Beverage blending or bottling; bakery products; candy manufacture; tobacco products; dairy products and ice cream; fruit and vegetable processing and canning; meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animals or poultry.
- Manufacture of rugs; mattresses; pillows; quilts; millinery; hosiery; clothing and fabrics; shoes and leather products;
- Manufacture of boxes; furniture; cabinets; baskets; and other wood products of similar nature.
- Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.
- Molding of candles and soap.
- Manufacture of pottery or other similar ceramic products, ... only by smokeless furnaces.
- Conference Centers
- Agriculture and forestry.
- Dwellings for resident watchmen and caretakers employed on the premises.
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines.
- Monument sales establishments with incidental processing to order but not including shaping of headstones.
- Motion picture studio.
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses.
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority.
- Radio or television broadcasting studios and offices, but transmission and receiving towers of height greater than one hundred twenty-five (125) feet only by approval of a SUP.

Existing IG District (cont'd)
Permitted by-right (cont'd)

- New I District (cont'd)***
Permitted by-right (cont'd)
- Monument sales establishments with incidental processing to order but not including shaping of headstones
 - Motion picture studio
 - Nurseries and greenhouses
 - Off-street parking and loading subject to Article 7
 - Offices- business, professional, or administrative
 - Open space subject to Article 9
 - Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses
 - Private club, lodge, meeting hall, labor union, or fraternal organization or sorority
 - Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use
 - Rug and carpet cleaning and storage with incidental sales of rugs and carpets
 - Security service office or station
 - Studios
 - Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet
 - Sign fabricating and painting
 - Signs subject to Article 6
 - Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, andbut not those facilities listed as requiring a special use permit
 - Wholesale establishment, storage warehouse, or distribution center. furniture moving

Existing IL District (cont'd)
Existing IL District By-Right (cont'd)

- Rug and carpet cleaning and storage with incidental sales of rugs and carpets.
- Sign fabricating and painting.
- Telephone station or booth,
- Public buildings.
- Accessory buildings.
- Signs subject to Article 25.
- Off-street parking & loading subject to Art 24.
- Open space subject to Article 23.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like ..., but not those listed as requiring a SUP

Permissible By SUP

- Child care center, day care center, or nursery school primarily for children of employees in the district.
- Wholesale establishment, storage warehouse, or distribution center but not a truck terminal.
- Temporary fair and show grounds
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.

Existing IG District (cont'd)
Existing IG District By-Right (cont'd)

Permissible By SUP

- Contractors storage yards.
- Fuel, coal, oil distribution yards with underground or above-ground storage...
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing...
- Monument sales.
- Crematories.
- Maint. & equip. shops w/ screened outside storage.
- Bakeries.
- Bottling works.
- Wholesale establishments.
- Lumber and bldg supply w/ undercover storage.
- Plumbing & elect. supply w/ undercover storage.
- Ice plants.
- Frozen food lockers.
- Quarters or dwelling unit designed expressly for a caretaker ... serving use in the district.
- Temporary fair and show grounds.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, ... and accessory buildings.
- Nurseries and Greenhouses. Retail sales are ... limited to 20% of gross receipts of the business.
- Kennels (amended by Council 7-11-95)
- Conference Centers (amended by TC 7-11-95)

New I District (cont'd)
New I District By-Right (cont'd)

Permissible By SUP

- Contractor's storage yard
- Lumber and building supply with undercover storage. *[add in from SUP in old IG district]*
- Maintenance and equipment shops with screened outside storage *[add in from SUP in old IG district]*
- Outdoor storage of any kind
- Plumbing and electrical supply with undercover storage *[add in from SUP in old IG district]*
- Self-service mini-warehouse
- Temporary fair and show grounds
- Commercial Kennels
- Fuel, coal, oil distrib. storage yards
- Restaurant or cafeteria, drive-thru or otherwise
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, accessory buildings
- Transmission and receiving towers of height greater than one hundred twenty-five (125) feet.